



## Ceremony to Celebrate Conveyance of First Parcel of the Hunters Point Shipyard January 12, 2005

*Mayor Newsom, Congresswoman Pelosi, Senators Boxer and Feinstein, Supervisor Maxwell, and Acting Assistant Secretary of the Navy Wayne Arny gather to commemorate the transfer of the first parcel of the Shipyard to the San Francisco Redevelopment Agency*

*The City and County of San Francisco "grows" by 75-acres and, as a result, will produce an unparalleled package of community benefits including affordable housing, jobs, economic development programs, and open space for the residents of the Bay view-Hunters Point Community*

**San Francisco, CA** – After years of struggle by the City, the San Francisco Redevelopment Agency and the Bayview Hunters Point community, redevelopment of the former Hunters Point Naval Shipyard is finally ready to commence. Based on the unanimous assurance of all of the relevant federal, state and local environmental agencies that the land is safe for residential use, the Navy has transferred title to the first 75-acres of the Shipyard – know as Parcel A- to the Redevelopment Agency.

Mayor Newsom said, "Improving the quality of life in the south-eastern portion of San Francisco has been one of the top priorities of my administration. The redevelopment of the Hunters Point Shipyard will become a major catalyst for that effort. After all of these years we will finally be able to convert what has been a scar on the Bayview-Hunters Point community to a fantastic new source of jobs and economic opportunity and parks and affordable housing."

This landmark transfer is the product of extraordinary effort by the city's elected officials at all levels of government and an unprecedented level of community involvement. An innovative Conveyance Agreement that the Navy and Redevelopment Agency entered into last March made the transfer possible.

Senator Dianne Feinstein said, " Today's ceremony signals the beginning of new jobs and new housing for the people of Hunters Point, and an end to the bickering that has gone on for a quarter of a century. I am hopeful that we can transform this former Naval Shipyard -- that suffered from severe environmental contamination and an underground toxic fire -- into a vibrant, vital part of the Hunters Point community."

Senator Barbara Boxer stated, "After more than a decade of consideration, I am gratified that this first Hunters Point land parcel is finally being transferred to the San Francisco Redevelopment Agency. Since 1974, the Hunters Point Shipyard has been closed and the land has remained unused. This transfer will allow the City and County of San Francisco and the Hunters Point community to move forward with an exciting revitalization effort that includes housing, parks, and commercial venues."

Congresswoman Nancy Pelosi, who in 1989 won congressional approval for the Navy to "develop a master plan for future use" of the Shipyard said, "The transfer of this land brings us closer to realizing long-held dreams for the Bayview Hunters Point Community -- dreams of jobs and economic development; of a safe, healthy environment with recreation areas for children; and affordable housing and a renewed sense of community."

Mr. Wayne Arny, Acting Assistant Secretary of the Navy (Installations and Environment) said, "Hunters Point Shipyard begins a new chapter in its diverse history with the conveyance of this property to the City of San Francisco. We look forward to seeing the City's thriving redevelopment begin."

The Conveyance of Parcel A is the paramount step in the redevelopment of the Shipyard. Construction and development of Parcel A is scheduled to begin as soon as February 2005. Redevelopment of the first phase of the Hunters Point Shipyard has been designed to ensure that the local community directly participates in the economic success of the Shipyard by providing an unprecedented level of community benefits, including the following:

- A total of 1,600 residential units, including a robust affordable housing program which ensures that at least 32%, and up to 44%, of the total units are affordable at income qualification thresholds tailored for the bay view that are 20% lower than typical affordability thresholds in other project areas, and a first-time home buyers assistance program for Bay view residents;
- An annual average of 430 construction jobs per year spanning a 5-year construction period and priority programs for community residents, businesses in the areas of job training, local hiring and contracting, construction assistance for local builders, priority leasing programs for community-based businesses and small business assistance and incubator space for small, local start-ups;
- Earmarking 30% of all the land available for market-rate development for community-based developers and setting aside an additional 6 acres of land set aside for community development of community facilities;
- 35 acres of desperately needed parks and open space, including tot-lots, trails, community gardens – all 100% paid for by the private development;
- Facilities for current artist tenants and participation of local artists in public art elements of new development projects; and
- As a result of an innovative public private transaction structure, an estimated \$30-40 million in net revenue from land sales to be reinvested in the Bayview Hunters Point community for additional community benefits.

Under the guidance of Supervisor Sophie Maxwell, the first phase of development at the shipyard has been subject to an exceptional level of community review and comment. The Conveyance Agreement and all of the subsequent redevelopment planning and implementation efforts have been carefully reviewed by a dedicated Citizens Advisory Committee of community leaders with expertise in environmental and redevelopment issues.

"The rebirth of the Shipyard is the result of decades of community effort, and it will be a great economic engine for the entire community," said Supervisor Sophie Maxwell. "Everyone in southeast San Francisco will feel the positive effects of this redevelopment."

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